

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 12, 1970

Appeals No. 10507-08      Bernard F. Cooper, et al and Marlin Sales Corp., appellants  
THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following  
Order was entered at the meeting of the Board on August 18, 1970:

ORDERED:

That the appeal for permission to extend existing private school, grades 2-6, and variance from the provisions of Sect. 7505 to permit same or in the alternative, change of nonconforming use at rear of 630 and 633 G Street, S.E., Lots 81 and 888, Square 877, be granted conditionally.

EFFECTIVE DATE OF ORDER -- August 17, 1971

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with brick garages.
3. The appellant proposes to extend the existing Capitol Hill Day School, previously approved by the Board in Appeal No. 9859, to include grades two through six. The appellant also proposes to establish the required accessory parking on Lot 81.
4. The extension will include five classrooms having approximately 20 to 25 students each in an existing building, which will be renovated to accommodate the use on a lot immediately across a public alley from the existing school. (See Ex. 2 and 10)
5. The required parking, consisting of six automobiles, would be located on a lot (Lot 81) immediately across a public alley from the existing as well as proposed school use.
6. The proposed use is a private school with a teaching and supervisory staff of nine.
7. No opposition was registered at the public hearing to the granting of the appeal.

OPINION:

We are of the opinion that the use of the subject property as a school is not likely to become objectionable to neighboring property because

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of noise, traffic, number of students or other objectionable conditions and that the proposed extension will have no detrimental affect on the neighboring property.

We further conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the Zone Plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- (1) There shall be a covenant provided for the proposed parking.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:

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GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.